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Hamilton-Wentworth Regional
Municipality, Ont. Dept. of
Planning and Development
Rural vacant lot survey
1985

URBAN/MUNICIPAL

CA3 ONHW Q60

86 R78


REGIONAL MUNICIPALITY
OF
HAMILTON-WENTWORTH

RURAL VACANT LOT SURVEY

1985

PREPARED BY
PLANS ADMINISTRATION DIVISION
REGIONAL PLANNING BRANCH
PLANNING AND DEVELOPMENT DEPARTMENT
THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

September 1986



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THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department
119 King Street West, 14th floor
Hamilton, Ontario

Mailing Address:
P.O. Box 910, Hamilton, Ontario
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Encl.
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September 18, 1986

Refer to File No. R.471.1

Attention of

Your File No.

MEMORANDUM NO.: 1963

TO: The Chairman and Members
of the Economic Development
and Planning Committee

SUBJECT

Hamilton-Wentworth Region "Rural Vacant Lot Survey, 1985".

BACKGROUND

Consistent with the Work Program for 1986, the Regional Planning and Development Department has undertaken a "Vacant Lot Survey" (attached). This Survey provides an inventory of the number of vacant lots within the rural area of the Region of Hamilton-Wentworth.

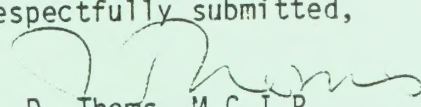
The survey utilized computer data, assessment maps, and aerial photographs to obtain vacant lot information, which is presented in the form of statistical tables. The survey reviewed lots in the rural area and rural settlements, and divided the lots into four lot size ranges and three categories - developable, potentially developable, and non-developable. The findings of the survey revealed a total of 1,193 existing vacant lots in the rural area, of which 692 lots are developable, 67 lots are potentially developable, and 434 lots are considered to be non-developable. The inventory of developable and potentially developable lots at a 50% consumption rate represents a 5 1/2 year supply of lots given population growth figures between 1975 and 1985.

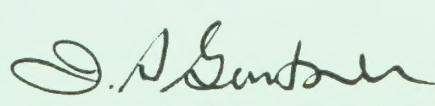
RECOMMENDATION

That the Economic Development and Planning Committee recommends:

1. That Regional Council receive the report entitled "Rural Vacant Lot Survey 1985", and that the report be circulated to the area municipalities of the Region of Hamilton-Wentworth and the Land Division Committee for information purposes.

Respectfully submitted,


J. D. Thoms, M.C.I.P.
Commissioner
Planning and Development


J. A. Gartner, M.C.I.P.
Director - Regional Planning Branch

FK:sjb
Attachment

REGIONAL MUNICIPALITY
OF
HAMILTON-WENTWORTH

RURAL VACANT LOT SURVEY

1985

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THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

September 1986

HAMILTON-WENTWORTH REGION "VACANT LOT SURVEY - 1985"

INTRODUCTION

Consistent with the direction of the 1986 Work Programme, the Regional Planning and Development Department has prepared the "Vacant Lot Survey - 1985" to provide an inventory of the number of existing vacant lots within the Rural Area of the Region of Hamilton-Wentworth.

The statistical information in the report provides a detailed breakdown of the number, type and location of vacant lots.

STUDY METHODOLOGY

The study area included the Rural Policy Areas of the City of Stoney Creek, Township of Glanbrook and the Towns of Ancaster and Flamborough (refer to Map No. 1 - "The Regional Development Pattern").

The survey utilized computer data obtained from December 1983 assessment records, supplemented by 1985 Regional assessment maps and aerial photography.

The vacant lots were characterized as falling into one of three categories:

- Developable Vacant Lots

No apparent constraints to development.

- Potentially Developable Vacant Lots

Some constraints to development existed such as: a site within an Environmentally Sensitive Area, but with potential for development through the preparation of an Environmental Impact Statement or waiver; and government (i.e. municipal, O.L.C.) or institutional (i.e. School Boards) owned property with development potential.

- Non-Developable Vacant Lots

Lots which contain substantial constraints to development that severely reduce the potential for residential use such as: unassumed access; no frontage; undersized frontage; hazard lands; Environmentally Sensitive Areas with no development potential; government owned lands (i.e. MTC, Ontario Hydro) for roadway and utility purposes; existing land uses; gravel pits and cemeteries.

The findings of the survey are presented in tables (Appendices A to C) and map (Appendix D) form indicating:

- The number of developable and potentially developable lots in the Region and Area Municipalities (Appendix A - Tables 1 - 5).
- The number of developable and potentially developable lots in the rural settlements (Appendix B - Table 6).
- The undevelopable lots in the Region and Area Municipalities (Appendix C - Table 7)
- The spatial distribution of lots (Appendix D).

OBSERVATIONS

A review of Tables 1 to 5 of Appendix A reveals the following highlights:

- Of a total of 1,193 vacant lots in the rural areas, 692 are developable, 67 are potentially developable, and 434 are non-developable.
- Over 50% of the developable lots (34) are within the largest category (i.e. 5.0 acres to 25.0 acres), and the remaining vacant lots (371) are distributed between 0.46 to 5 acres.
- Flamborough has over three times as many developable (352) and potentially developable (39) lots as any other municipality. The combined totals of these two categories in Glanbrook, Stoney Creek and Ancaster are 148, 130, and 90 lots.
- There are 107 vacant lots (both developable and potentially developable) which are located within the 12 designated rural settlements in Flamborough. This constitutes over 80% of the Region's total number of vacant lots in rural settlement areas.
- Large lots (i.e. 5.0 acres to 25.0 acres) are common in all municipalities. The Town of Flamborough has 156 lots, Stoney Creek 93 lots, Glanbrook 57 lots, and Ancaster 48 lots in this category.

A review of Tables 6 and 7 of Appendices B and C reveals the following:

- In Flamborough, the rural settlements of Freelton, Greensville, and Carlisle contain 35, 27, and 14 developable lots respectively. In Freelton, about 50% of the lots are in the 0.50 to 1.0 acre and 1.01 to 2.0 acre range. Greensville contains 12 lots in the .46 to 1.0 acre range and a further 11 lots in the 5.0 acre to 25 acre range. One-half of the lots in Carlisle are in the 0.50 to 1.0 acre range.
- In Ancaster, the rural settlements contain 14 lots distributed between Jerseyville (10 lots) and Copetown (4 lots). The lot sizes are fairly evenly distributed between all ranges.
- In Glanbrook, there are 11 lots in Mount Hope and one lot in Woodburn. Almost one-half of the lots in Mount Hope are in the 5.0 to 25.0 acre range with 1 developable lot located in the Industrial-Business Park.
- Respecting non-developable lots, Flamborough has 166 lots; Stoney Creek 97 lots; Glanbrook 88 lots; and Ancaster 75 lots. Approximately 68 of the total undevelopable lots are located within designated "Environmentally Sensitive Areas" in the Hamilton-Wentworth Official Plan. Many undevelopable lots (163) have no frontage or undersized frontage (i.e. less than 100 feet).

(C) SPATIAL DISTRIBUTION (REFER TO MAPS 2 TO 5)

- Existing vacant lots in all categories are randomly distributed throughout the Region.

COMMENTS

The large number of vacant lots (both developable and potentially developable) in Flamborough is probably the result of the large size of the municipality as it occupies approximately 45% of the land area of the Region, the number of rural settlements, and/or the number of severances approved prior to the establishment of the Regional Official Plan policies.

Certain areas within the Region contain very few lots because of physical limitations or environmentally sensitive areas (e.g. Beverly Swamp).

Approximately 600 of the vacant developable and potentially developable lots are located outside of the rural settlement areas. If development of vacant lots in agricultural areas took place, land use conflicts may arise with neighbouring agricultural operations.

Existing Regional policy, as stated in the Regional Official Plan, is to direct development to Urban Areas and Rural Settlement Areas. The overview presented in the analysis, tables, and maps indicates that there are a large number of vacant lots (i.e. approximately 750) which are developable or potentially developable located in the rural areas. In the rural settlements there are 133 lots which are developable or potentially developable.

Some of the larger lots in the rural settlement areas (i.e. 5.0 to 25.0 acres) could be severed if a detailed Settlement Capability Study indicates potential for smaller lots, (thereby increasing the total lot potential). For example, in Greensville, there are 14 existing lots which are over 2.0 acres in size; the Settlement Capability Study recommends a minimum required lot size of 0.5 to 2.0 acres (depending on soil type*).

Actual residential sale and development of the vacant lots will be determined on a willing seller/willing buyer basis. If only one-half of the lots (375) were to be developed at an average household size of three persons per unit, this would result in a population equivalency of 1,125 persons. Between 1975 and 1985 inclusive, the population increase in the rural area was 2,297 persons. Based on this past experience, development of 50% of the vacant lots (excluding non-developable lots) would represent a potential 5 1/2 year supply of rural residential lots. This supply would be in addition to any new lots created through the consent process. In the one year period between July 1985 and July 1986, the Regional Land Division Committee approved 107 lots in the rural area which, based on 1975 to 1985 rural population growth figures, represents a 1 1/2 year supply.

* Greensville Servicing Study, Phase 2, Gartner Lee Associates Ltd., June 1985.

SUMMARY AND CONCLUSIONS

Given the number of existing vacant lots with potential for development in the Region (approximately 750), it can be anticipated that additional non-farm related residential development will occur in rural areas. Some of the development will be absorbed by rural settlement areas (the preferred location for this form of development) which contain approximately 133 developable lots.

Based on past development activity, the inventory of rural vacant developable and potentially developable lots represents a 5 1/2 year supply assuming only 50% of the available lots are actually developed. This figure, given the current level of rural consent approvals, generally represents an adequate lot supply to accommodate future demand for rural lots for a number of years, though some local distribution problems may exist.

APPENDIX "A"

TABLES 1 - 5

VACANT LOTS IN THE REGION
BY AREA MUNICIPALITY BY SIZE

TABLE 1

REGION OF HAMILTON-WENTWORTH VACANT LOTS

LOT SIZE (acres)	0.46 - 1.0	1.01 - 2.0	2.01 - 5.0	5.0 - 25	TOTAL
A) <u>Developable</u>					
1. Rural Area	143	54	72	293	562
2. Rural Settlements	73	27	12	28	130
3. TOTAL	<u>216</u>	<u>81</u>	<u>84</u>	<u>321</u>	<u>692</u>
B) <u>Potentially Developable</u>					
1. Rural Area	5	8	21	30	64
2. Rural Settlements	-	-	-	3	3
3. TOTAL	<u>5</u>	<u>8</u>	<u>21</u>	<u>33</u>	<u>67</u>
C) <u>Total A & B</u>					
1. Rural Area	148	62	93	323	626
2. Rural Settlements	73	27	12	31	133
3. TOTAL	<u>221</u>	<u>89</u>	<u>105</u>	<u>354</u>	<u>759</u>
D) <u>Non-Developable</u> (all sizes)					
1. Rural Area	413				
2. Rural Settlements	21				
3. TOTAL	<u>434</u>				

TABLE 2

TOWN OF ANCASTER VACANT LOTS

LOT SIZE (acres)	0.46 - 1.0	1.01 - 2.0	2.01 - 5.0	5.0 - 25	TOTAL
<u>A) Developable</u>					
1. Rural Area	5	3	7	39	54
2. Rural Settlements	4	4	3	3	14
3. TOTAL	<u>9</u>	<u>7</u>	<u>10</u>	<u>42</u>	<u>68</u>
<u>B) Potentially Developable</u>					
1. Rural Area	3	5	8	6	22
2. Rural Settlements	<u>3</u>	<u>5</u>	<u>8</u>	<u>6</u>	<u>22</u>
3. TOTAL	<u>3</u>	<u>5</u>	<u>8</u>	<u>6</u>	<u>22</u>
<u>C) Total A & B</u>					
1. Rural Area	8	8	15	45	76
2. Rural Settlements	4	4	3	3	14
3. TOTAL	<u>12</u>	<u>12</u>	<u>18</u>	<u>48</u>	<u>90</u>
<u>D) Non-Developable (all sizes)</u>					
1. Rural Area	69				
2. Rural Settlements	6				
3. TOTAL	<u>75</u>				

TABLE 3

TOWN OF FLAMBOROUGH VACANT LOTS

LOT SIZE (acres)	0.46 - 1.0	1.01 - 2.0	2.01 - 5.0	5.0 - 25	TOTAL
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A) Developable

1. Rural Area	72	22	42	112	248
2. Rural Settlements	57	19	8	20	104
3. TOTAL	<u>129</u>	<u>41</u>	<u>50</u>	<u>132</u>	<u>352</u>

B) Potentially Developable

1. Rural Area	1	2	12	21	36
2. Rural Settlements	-	-	-	3	3
3. TOTAL	<u>1</u>	<u>2</u>	<u>12</u>	<u>24</u>	<u>39</u>

C) Total A & B

1. Rural Area	73	24	54	133	284
2. Rural Settlements	57	19	8	23	107
3. TOTAL	<u>130</u>	<u>43</u>	<u>62</u>	<u>156</u>	<u>391</u>

D) Non-Developable (all sizes)

1. Rural Area	156
2. Rural Settlements	10
3. TOTAL	<u>166</u>

TABLE 4

TOWNSHIP OF GLANBROOK VACANT LOTS

LOT SIZE (acres)	0.46 - 1.0	1.01 - 2.0	2.01 - 5.0	5.01 - 25	TOTAL
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A) Developable

1. Rural Area	55	17	10	49	131
2. Rural Settlements	<u>2</u>	<u>4</u>	<u>1</u>	<u>5</u>	<u>12</u>
3. TOTAL	<u>57</u>	<u>21</u>	<u>11</u>	<u>54</u>	<u>143</u>

B) Potentially Developable

1. Rural Area	1	-	1	3	5
2. Rural Settlements	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
3. TOTAL	<u>1</u>	<u>-</u>	<u>1</u>	<u>3</u>	<u>5</u>

C) Total A & B

1. Rural Area	56	17	11	52	136
2. Rural Settlements	<u>2</u>	<u>4</u>	<u>1</u>	<u>5</u>	<u>12</u>
3. TOTAL	<u>58</u>	<u>21</u>	<u>12</u>	<u>57</u>	<u>148</u>

D) Non-Developable (all sizes)

1. Rural Area	83
2. Rural Settlements	<u>5</u>
3. TOTAL	<u>88</u>

TABLE 5

CITY OF STONEY CREEK VACANT LOTS

LOT SIZE (acres)	0.46 - 1.0	1.01 - 2.0	2.01 - 5.0	5.0 - 25	TOTAL
<u>A) Developable</u>					
1. Rural Area	11	12	13	93	129
2. Rural Settlements	n/a	n/a	n/a	n/a	n/a
3. TOTAL	<u>11</u>	<u>12</u>	<u>13</u>	<u>93</u>	<u>129</u>
<u>B) Potentially Developable</u>					
1. Rural Area	-	1	-	-	1
2. Rural Settlements	n/a	n/a	n/a	n/a	n/a
3. TOTAL	<u>-</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>1</u>
<u>C) Total A & B</u>					
1. Rural Area	11	13	13	93	130
2. Rural Settlements	n/a	n/a	n/a	n/a	n/a
3. TOTAL	<u>11</u>	<u>13</u>	<u>13</u>	<u>93</u>	<u>130</u>
<u>D) Non-Developable (all sizes)</u>					
1. Rural Area	97				
2. Rural Settlements	n/a				
3. TOTAL	<u>97</u>				

n/a = Not Applicable

APPENDIX "B"

TABLE 6

DEVELOPABLE AND POTENTIALLY DEVELOPABLE LOTS
IN RURAL SETTLEMENTS

TABLE 6

NUMBER OF DEVELOPABLE AND POTENTIALLY DEVELOPABLE LOTS
IN RURAL SETTLEMENTS IN THE REGION

LOT SIZE (acres)	0.46 - 1.0	1.01 - 2.0	2.01 - 5.0	5.0 - 25	TOTAL
<u>A) Rural Settlements</u>					
ANCASTER					
Copetown	1	1	2	-	4
Jerseyville	3	3	1	3	10
Lynden	-	-	-	-	-
FLAMBOROUGH					
Lynden	3	-	-	2	5
Copetown	1	-	-	-	1
Troy	-	1	-	-	1
Rockton	-	-	-	-	-
Westover	2	1	-	-	3
Sheffield	2	-	-	3	5
Greensville	12	1	3	11	27
Millgrove	3	2	2	1	8
Strabane	1	-	-	-	1
Freelton	21	11	1	3	36
Flamborough Centre	2	1	2	1	6
Carlisle	10	2	-	2	14
TOWNSHIP OF GLANBROOK					
Woodburn	-	1	-	-	1
Mount Hope	<u>2</u>	<u>3</u>	<u>1</u>	<u>5</u>	<u>11</u>
TOTALS	63	27	12	31	133

APPENDIX "C"

TABLE 7

UNDEVELOPABLE LOTS BY TYPE
BY AREA MUNICIPALITY

TABLE 7NON-DEVELOPABLE
LOT TYPEMUNICIPALITY

	Region	Ancaster	Flamborough	Glanbrook	Stoney Creek
Unassumed Access	42	-	42	-	-
No Frontage	118	21	38	40	19
1 - 65' Frontage	12	2	1	5	4
66' - 99' Frontage	33	6	2	12	13
Hazard Land/E.S.A.	68	11	43	-	14
Government Lands	59	23	9	9	18
Existing Land Use	83	7	24	21	23
Gravel Pit	5	-	4	-	1
Cemetery	<u>14</u>	<u>5</u>	<u>3</u>	<u>1</u>	<u>5</u>
TOTAL	434	75	166	88	97

APPENDIX "D"

MAPS



LEGEND

URBAN POLICY AREAS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT

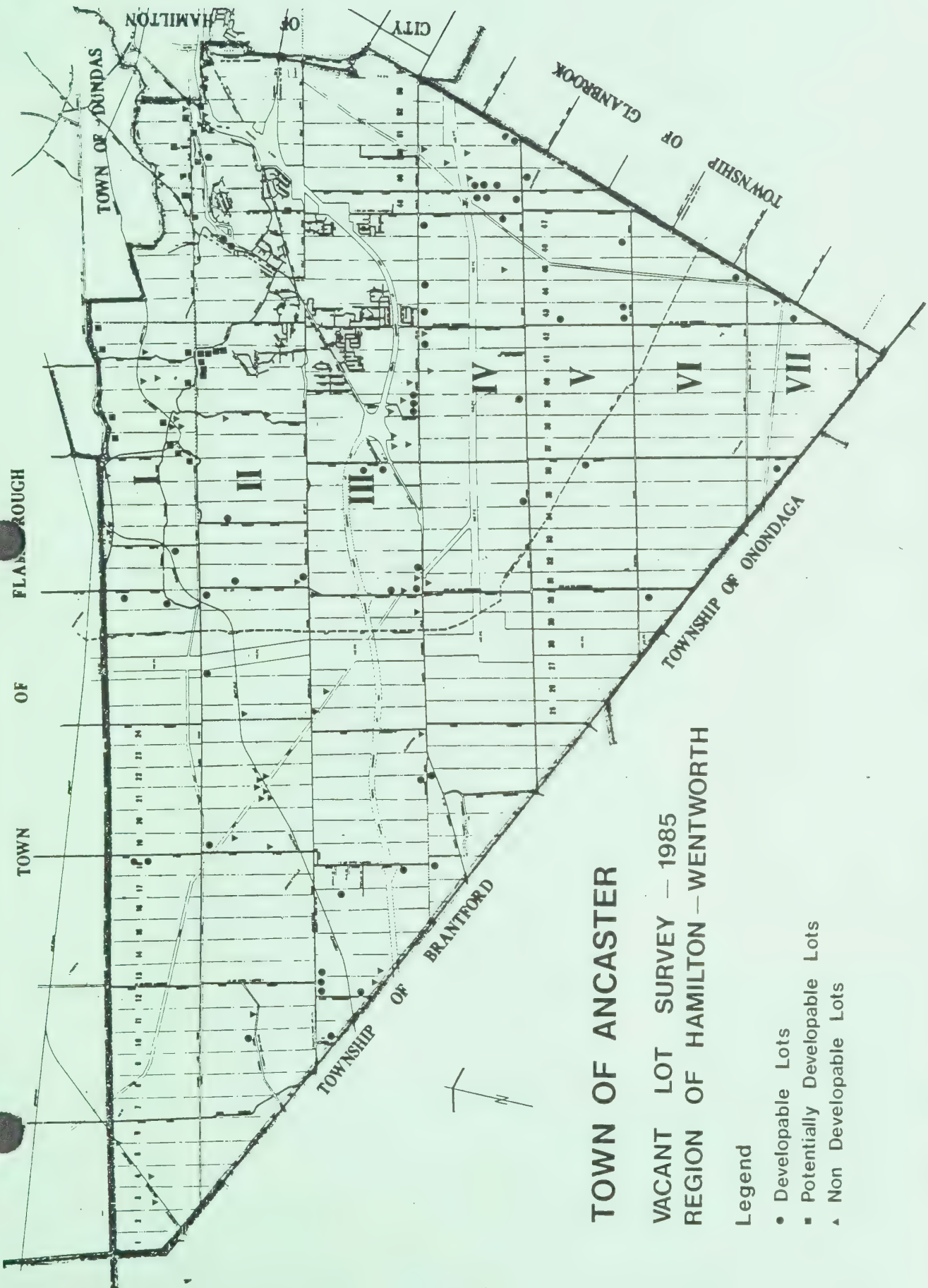
RURAL POLICY AREAS

- RESIDENTIAL & RELATED USES
- REGIONAL CENTRE
- SUB-REGIONAL CENTRE

RURAL POLICY AREAS

- RURAL AREA
- RURAL SETTLEMENTS
- PARKVILLE WEST

THE REGIONAL DEVELOPMENT PATTERN



TOWN OF ANCASTER

VACANT LOT SURVEY — 1985
REGION OF HAMILTON — WENTWORTH

Legend

- Developable Lots
- Potentially Developable Lots
- ▲ Non Developable Lots

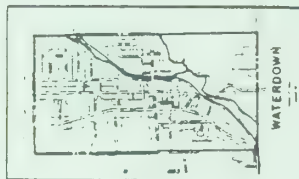
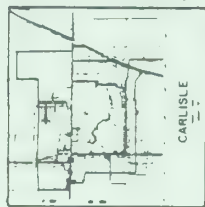
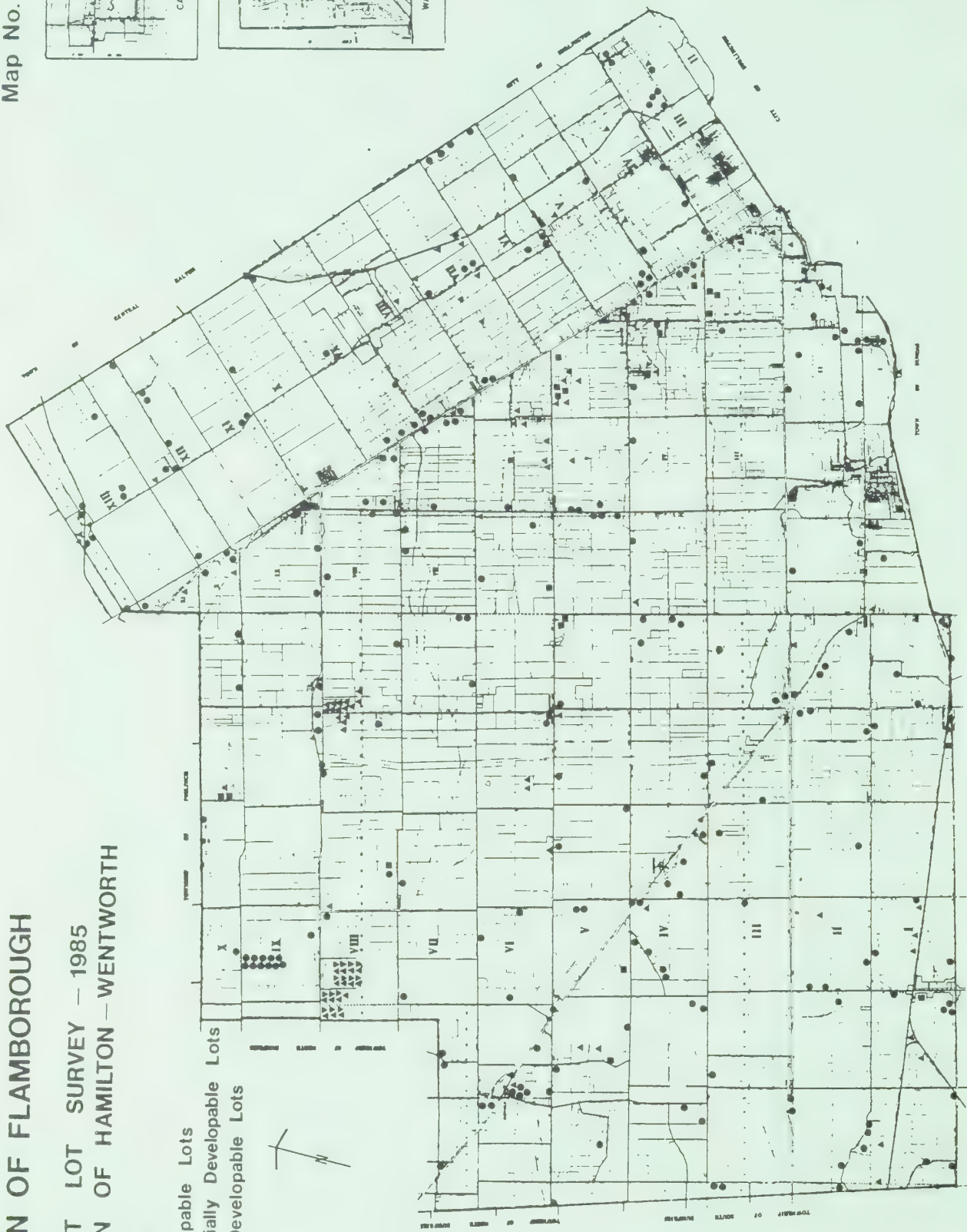
TOWN OF FLAMBOROUGH

VACANT LOT SURVEY — 1985 REGION OF HAMILTON — WENTWORTH

Map No. 3

Legend

- Developable Lots
- Potentially Developable Lots
- ▲ Non Developable Lots



TOWNSHIP OF GLANBROOK

VACANT LOT SURVEY — 1985
REGION OF HAMILTON — WENTWORTH

Legend

- Developable Lots
- Potentially Developable Lots
- ▲ Non Developable Lots

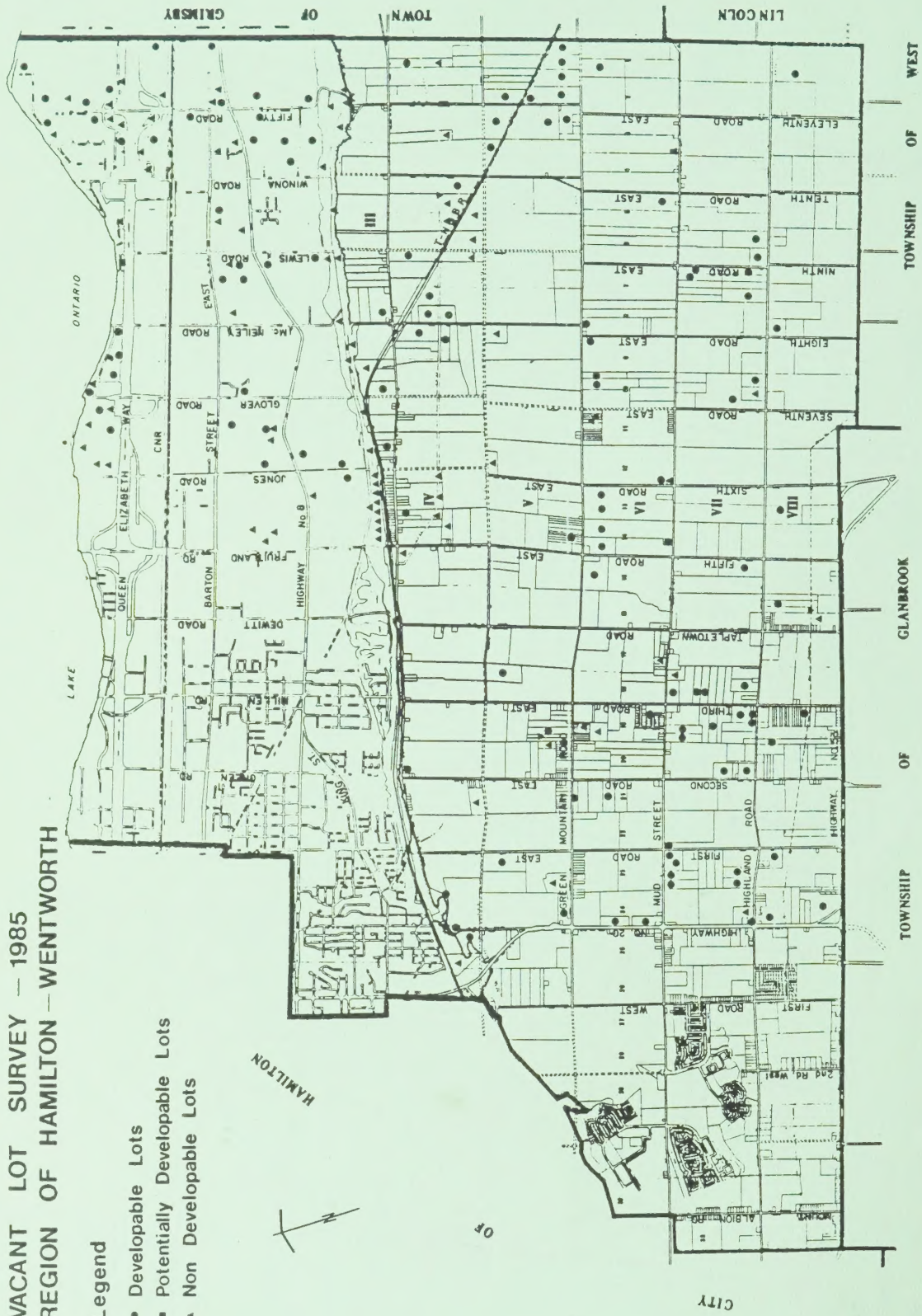


Map No. 5

VACANT LOT SURVEY — 1985

Legend

- Developable Lots
- Potentially Developable Lots
- ▲ Non Developable Lots



NOT TO SCALE



WIND
BEST
DAY TO GO



